

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Cindy Hefner
Timothy Hefner

Debtor(s)

CHAPTER 7

Metropolitan Life Insurance Company

Movant

NO. 19-11911 ELF

vs.

Cindy Hefner
Timothy Hefner

Debtor(s)

11 U.S.C. Section 362

Michael H. Kaliner Esq.

Trustee

ORDER

AND NOW, this 26th day of June, 2019 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay under 11 U.S.C. Sections 362, is **modified** with respect to the subject premises located at 82 Canterbury Court, Downingtown, PA 19335 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



ERIC L. FRANK
U.S. BANKRUPTCY JUDGE